PRELIMINARY PLAN
EDGEWATER PHASE II
TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS
BEING PART OF THE ZENO PHILLIPS LEAGUE, A-45 AND T. J. WOOTEN LEAGUE, A-59 BRAZOS COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.96'	35.14'	N 86°04'19" E	89°17'34"
C2	25.00'	45.67'	39.58'	S 10°54'21" E	104°39'45"
C3	487.50'	114.03'	113.77'	S 56°32'07" E	13°24'08"
C4	430.00'	76.89'	76.79'	N 52°46'15" W	10°14'42"
C5	430.00'	54.29'	54.26'	N 61°30'37" W	7°14'03"
C6	430.00'	107.50'	107.22'	N 57°57'56" W	14°19'26"
C7	430.00'	12.00'	12.00'	N 50°00'14" W	1°35'58"
C8	730.00'	556.69'	543.30'	N 26°43'44" W	43°41'35"
C9	150.00'	59.70'	59.31'	N 83°28'50" W	22°48'14"
C10	295.00'	94.22'	93.82'	N 04°16'02" E	18°17'56"
C11	295.00'	149.86'	148.25'	N 27°58'11" E	29°06'22"
C12	585.00'	186.84'	186.04'	N 04°16'02" E	18°17'56"
C13	585.00'	297.18'	293.99'	N 27°58'11" E	29°06'22"
C14	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C15	200.00'	28.40'	28.38'	N 00°48'50" W	8°08'13"
C16	50.00'	78.54'	70.71'	N 49°52'57" W	90°00'00"
C17	50.00'	78.54'	70.71'	N 40°07'03" E	90°00'00"
C18	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C19	150.00'	20.26'	20.24'	N 01°00'49" W	7°44'16"
C20	25.00'	32.05'	29.90'	N 78°08'56" E	73°26'49"
C21	25.00'	42.88'	37.80'	N 07°41'30" W	98°14'21"
C22	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C23	25.00'	39.27'	35.36'	N 03°34'39" W	90°00'21"
C24	25.00'	39.27'	35.35'	N 86°25'21" E	89°59'39"
C25	25.00'	39.27'	35.36'	N 03°34'30" W	90°00'03"
C26	25.00'	39.27'	35.36'	N 86°25'30" E	89°59'57"
C27	755.00'	23.18'	23.18'	N 47°41'45" W	1°45'32"
C28	755.00'	47.60'	47.59'	N 45°00'37" W	3°36'44"
C29	755.00'	48.41'	48.40'	N 41°22'03" W	3°40'24"
C30	755.00'	48.41'	48.40'	N 37°41'39" W	3°40'24"
C31	755.00'	48.41'	48.40'	N 34°01'14" W	3°40'24"
C32	755.00'	48.41'	48.40'	N 30°20'50" W	3°40'24"
C33	755.00'	48.41'	48.40'	N 26°40'26" W	3°40'24"
C34	755.00'	48.41'	48.40'	N 23°00'01" W	3°40'24"
C35	755.00'	48.41'	48.40'	N 19°19'37" W	3°40'24"
C36	755.00'	48.41'	48.40'	N 15°39'13" W	3°40'24"
C37	755.00'	48.41'	48.40'	N 11°58'48" W	3°40'24"
C38	755.00'	48.41'	48.40'	N 08°18'24" W	3°40'24"
C39	755.00'	20.92'	20.92'	N 05°40'34" W	1°35'15"
C40	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C41	25.00'	39.27'	35.36'	N 40°07'03" E	90°00'00"
C42	320.00'	22.99'	22.98'	N 02°49'27" W	4°06'59"
C43	320.00'	46.42'	46.38'	N 03°23'22" E	8°18'40"
C44	320.00'	32.78'	32.76'	N 10°28'51" E	5°52'18"
C45	320.00'	34.01'	33.99'	N 16°27'41" E	6°05'23"
C46	320.00'	46.42'	46.38'	N 23°39'42" E	8°18'40"
C47	320.00'	46.42'	46.38'	N 31°58'22" E	8°18'40"
C48	320.00'	35.71'	35.70'	N 39°19'32" E	6°23'40"
C49	25.00'	39.27'	35.36'	N 02°28'38" W	90°00'00"
C50	25.00'	39.27'	35.36'	N 87°31'22" E	90°00'00"
C51	560.00'	48.81'	48.80'	N 40°01'32" E	4°59'39"
C52	560.00'	60.24'	60.22'	N 34°26'48" E	6°09'50"
C53	560.00'	60.24'	60.22'	N 28°16'58" E	6°09'50"
C54	560.00'	60.24'	60.22'	N 22°07'08" E	6°09'50"
C55	560.00'	54.93'	54.91'	N 16°13'37" E	5°37'14"
C56	560.00'	31.77'	31.77'	N 11°47'29" E	3°15'02"
C57	560.00'	60.24'	60.22'	N 07°05'03" E	6°09'50"
C58	560.00'	60.24'	60.22'	N 00°55'13" E	6°09'50"
C59	560.00'	26.59'	26.59'	N 03°31'19" W	2°43'15"
C60	610.00'	35.61'	35.60'	N 03°12'36" W	3°20'41"
C61	610.00'	52.85'	52.83'	N 00°56'40" E	4°57'51"
C62	610.00'	52.85'	52.83'	N 05°54'31" E	4°57'51"
C63	610.00'	53.51'	53.49'	N 10°54'13" E	5°01'34"
C64	610.00'	44.47'	44.46'	N 15°30'18" E	4°10'37"
C65	610.00'	52.85'	52.83'	N 20°04'33" E	4°57'51"
C66	610.00'	52.85'	52.83'	N 25°02'24" E	4°57'51"
C67	610.00'	52.85'	52.83'	N 30°00'15" E	4°57'51"
C68	610.00'	52.85'	52.83'	N 34°58'06" E	4°57'51"
C69	610.00'	54.00'	53.99'	N 39°59'12" E	5°04'21"
C70	25.00'	39.27'	35.36'	N 02°28'38" W	90°00'00"
C71	25.00'	39.27'	35.36'	N 87°31'22" E	90°00'00"
C72	270.00'	80.12'	79.83'	N 34°01'19" E	17°00'07"
C73	270.00'	57.04'	56.93'	N 19°28'08" E	12°06'15"
C74	270.00'	44.26'	44.21'	N 08°43'14" E	9°23'32"
C75	270.00'	41.97'	41.93'	N 00°25'45" W	8°54'24"
C76	175.00'	69.65'	69.19'	N 83°28'50" W	22°48'14"
C77	125.00'	49.75'	49.42'	N 83°28'50" W	22°48'14"
C78	25.00'	39.27'	35.36'	N 40°07'04" E	89°59'58"
C79	705.00'	10.17'	10.17'	N 05°17'45" W	0°49'36"
C80	705.00'	57.80'	57.79'	N 08°03'28" W	4°41'52"
C81	705.00'	57.80'	57.79'	N 12°45'20" W	4°41'52"
C82	705.00'	57.80'	57.79'	N 17°27'12" W	4°41'52"
C83	705.00'	72.02'	71.99'	N 22°43'43" W	5°51'11"
C84	705.00'	63.59'	63.57'	N 28°14'21" W	5°10'04"
C85	705.00'	63.59'	63.57'	N 33°24'25" W	5°10'04"
C86	705.00'	63.59'	63.57'	N 38°34'29" W	5°10'04"
C87	705.00'	63.59'	63.57'	N 43°44'33" W	5°10'04"
C88	705.00'	27.67'	27.67'	N 47°27'03" W	2°14'57"
C89	224.98'	31.95'	31.92'	N 00°48'49" W	8°08'13"
C90	175.00'	24.85'	24.83'	N 00°48'50" W	8°08'13"
C91	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C92	25.00'	39.27'	35.36'	N 40°07'03" E	90°00'00"
C93	175.00'	23.63'	23.62'	N 01°00'49" W	7°44'16"
C94	125.00'	16.88'	16.87'	N 01°00'49" W	7°44'16"
C95	175.00'	23.63'	23.62'	N 01°00'49" W	7°44'16"
C96	125.00'	16.88'	16.87'	N 01°00'49" W	7°44'16"
C97	75.00'	27.58'	27.43'	N 05°39'12" E	21°04'17"
C98	75.00'	37.90'	37.50'	N 30°40'00" E	28°57'18"
C99	75.00'	39.21'	38.77'	N 60°07'23" E	29°57'29"
C100	75.00'	13.11'	13.09'	N 80°06'35" E	10°00'56"
C101	50.00'	9.47'	9.45'	N 58°11'35" E	10°50'56"
C102	50.00'	39.00'	38.01'	N 85°57'37" E	44°41'08"
C103	50.00'	42.56'	41.29'	N 47°18'42" W	48°46'15"
C104	225.00'	29.50'	29.48'	N 01°07'36" W	7°30'42"
C105	225.00'	2.45'	2.45'	N 02°56'31" E	0°37'30"
C106	175.02'	24.86'	24.83'	N 00°48'52" W	8°08'13"
C107	400.00'	58.06'	58.01'	N 60°58'10" W	8°18'58"
C108	460.00'	11.83'	11.83'	N 48°23'05" W	1°28'23"
C109	25.00'	39.51'	35.52'	N 03°50'53" W	90°32'48"
C110	25.00'	39.27'	35.36'	N 49°52'57" W	90°00'00"
C111	50.00'	43.98'	42.57'	N 02°16'13" E	50°23'34"
C112	995.00'	0.56'	0.56'	N 48°33'45" W	0°01'56"
C113	400.00'	11.40'	11.40'	S 48°27'54" E	1°38'01"

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
1	15	6618
1	16	6716
1	17	9726
1	18	8983
1	19	8281
1	20	7200
1	21	6000
1	22	6001
1	23	6584
1	24	6000
1	25	5997
1	26	6556
1	27	6000
1	28	6000
1	29	6000
4	3	6010
4	4	5991
4	5	5985
4	6	6565
4	7	6105
4	8	6092
4	9	6078
4	10	6817
4	11	6251
4	12	6251
4	13	8460
4	14	6442
4	15	6243
4	16	6246
4	17	6248
4	18	6626
4	19	5933
4	20	5902
4	21	6558
4	22	6015
4	23	6009
4	24	6017
5	2	6011
5	3	6000
5	4	6000
5	5	6636
5	6	6029
5	7	6017
5	8	6052
5	9	6471
5	10	5974
5	11	6043
5	12	6112
5	13	6902
5	14	13763
5	15	7922
5	16	6021
5	17	8214
7	2	6622
7	3	6601
7	4	6865
7	5	7223
7	6	7363
7	7	7112
7	8	6518
7	9	6600
7	10	6690
7	11	6601
7	12	6944
7	13	7297
7	14	7838
7	15	7402
7	16	6965
7	17	6690
7	18	8644
9	17	8505
9	18	6000
9	19	6000
9	20	6000
9	21	6000
9	22	6000
9	23	6000
9	24	6000
9	25	6000
9	26	6000
9	27	6000
9	28	6000
9	29	6000
9	30	6631
10	2	6001
10	3	6000
10	4	6197
10	5	6485
10	6	6616
10	7	6312
10	8	5999
10	9	6000
10	10	6000
10	11	6004
10	12	6521
10	13	6538
10	14	6270
10	15	6234
10	16	6347
10	17	7012
10	18	6766

LOT SIZE TABLE

BLOCK NUMBER	LOT NUMBER	SQUARE FEET
10	19	6519
10	20	6865
10	21	6573
10	22	6330
10	23	6000
10	24	6000
10	25	6000
10	26	6000
10	27	6091
10	28	6485
10	29	6315
10	30	6000
10	31	6000
10	32	7406
11	21	7892
11	22	5923
11	23	5904
11	24	5885
11	25	5979
11	26	6193
11	27	6204
11	28	6122
11	29	6182
11	30	6142
11	31	6087
11	32	6044
11	33	6140
11	34	6135
11	35	6278
11	36	6161
11	37	6122
11	38	6001
11	39	7867
11	40	8345
11	41	5400
11	42	5401
12	1	10181
12	2	8202
12	3	7350
12	4	6498
12	5	6062
12	6	6043
12	7	6025
12	8	6067
12	9	6440
12	10	6515
12	11	6402
12	12	7902
12	13	7140
12	14	7273
12	15	7158
12	16	7119
12	17	6953
12	18	6719
12	19	6808
13	1	7541
13	2	8562
13	3	8265
13	4	7398
13	5	7383
13	6	7338
13	7	7957
13	8	8244
13	9	8400
14	1	9457
14	2	8662
14	3	8662
14	4	8662
14	5	8662
14	6	8662
14	7	8662
14	8	8662
14	9	8662
14	10	8662
14	11	8662
14	12	8662
14	13	8662
14	14	8662
14	15	8662
15	1	8777
15	2	8296
15	3	11472
15	4	8400
15	5	8400
15	6	8678
15	7	8467
15	8	8400
16	1	8400
16	2	8400
16	3	8400
16	4	8400
16	5	8400
16	6	8400
16	7	8400
16	8	8400
17	1	8400
17	2	8400
TRACT C		478683
TRACT D		60680
TRACT E		487582

GENERAL NOTES:

1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "1852" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF MOVEMENT WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYAN SIDEWALK ORDINANCE
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL.
4. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION PROVIDED BY OTHERS.
5. ARROW (━━━) INDICATES THAT THE STORMWATER RUNOFF MUST FLOW DIRECTLY ONTO AND THROUGH DOWNSTREAM LOT, WITHOUT IMPEDIMENT OR DIVERSION TO OTHER LOTS. FENCES SHOULD BE CONSTRUCTED IN SUCH A WAY AS TO ALLOW WATER TO PASS THROUGH OR UNDER THEM TO NOT OBSTRUCT THE FLOW OF STORM WATER.
6. ROAD WIDTH
   MAJOR COLLECTORS = 80' ROW, 38' BOC-BOC (VIVA ROAD)
   MINOR COLLECTORS = 60' ROW, 38' BOC-BOC (AUTUMN LAKE DRIVE AND KINGSGATE DRIVE)
   LOCAL STREETS = 50' ROW, 27' BOC-BOC
7. ZONING OF THIS PROPERTY IS A PLANNED DEVELOPMENT- HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON JUNE 25, 2013 (ORDINANCE NO. 1998). LAND USE AND PHYSICAL DEVELOPMENT SHALL BE ALLOWED IN ACCORDANCE WITH THE PD-H DISTRICT REQUIREMENTS.
8. NO LOTS SHALL HAVE DRIVEWAY ACCESS TO AUTUMN LAKE DRIVE. LOT 1 BLOCK 13, LOTS 17 AND 18 BLOCK 10 AND LOT 18 BLOCK 7 SHALL NOT HAVE DRIVEWAY ACCESS TO KINGSGATE DRIVE. LOTS 17-30 BLOCK 9, LOTS 39 AND 40 BLOCK 11 AND LOT 19 BLOCK 12 SHALL NOT HAVE ACCESS TO VIVA ROAD. LOTS 1-15 BLOCK 14 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT NEED TO BACK DIRECTLY ONTO VIVA ROAD. LOTS 1-8 BLOCK 15, LOTS 1-8 BLOCK 16, LOTS 1 AND 2 BLOCK 17 AND LOT 9 BLOCK 13 SHALL HAVE AN ADEQUATE DRIVEWAY SO VEHICLES WILL NOT TO BACK DIRECTLY ONTO KINGSGATE DRIVE.
9. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   - 5' SIDE YARD SETBACK
   - 7.5' REAR YARD SETBACK
   - 25' FRONT YARD SETBACK
   - 15' STREET SIDE YARD SETBACK
   - 25' STREET SIDE YARD SETBACK ADJACENT TO ARTERIAL STREETS.
13. ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
14. THIS TRACT IS SHOWN TO BE WITHIN SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48041C0285E FOR BRAZOS COUNTY, TEXAS DATED MAY 16, 2012, PANEL AND PANEL NUMBER 48041C0195E FOR BRAZOS COUNTY, TEXAS DATED JULY 7, 2014. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE SURVEYOR WOULD ADVISE PROPERTY OWNERS HAVING PROPERTY ADJACENT TO, OR WITHIN, SPECIAL FLOOD HAZARD AREAS TO CONTACT THE APPROPRIATE LOCAL FLOODPLAIN ADMINISTRATOR WITH REGARDS TO ANY FLOODPLAIN RELATED QUESTIONS.

FIELD NOTES
FIELD NOTES

All that certain tract or parcel of land situated in, and being out of the T.J. Wooten League, A-59, Brazos County, Texas, said tract being a part of that certain called 166.20 acre tract described in deed to WBW LAND INVESTMENTS, LP., recorded in Volume 10251, Page 87, Official Public Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod found in concrete on the Northeast line of a called 54.93 acre tract as described by a Deed to Bluebonnet Girl Scout Council Inc. recorded in Volume 665, Page 443 of the Deed Records of Brazos County, Texas, marking the south corner of said 166.20 acre tract and the west corner of Oak Meadow Subdivision, Phase 3, according to the plat recorded in Volume 7099, Page 243 of the Official Public Records of Brazos County, Texas;

THENCE N 47° 40' 53" W along the common line of said 166.20 acre tract and said 54.93 acre tract for a distance of 1091.60 feet to a 3/8 inch iron rod found marking the east corner of a called 11.02 acre tract as described by a Deed to Joseph Daniel Luther recorded in Volume 1039, Page 217 of the Official Public Records of Brazos County, Texas;

THENCE N 48° 23' 54" W along the northeast line of said 11.02 acre tract for a distance of 314.42 feet to a 5/8 inch iron rod found marking the north corner of said 11.02 acre tract and the east corner of a called 9.89 acre tract as described by a Deed to Bluebonnet Girl Scout Council Inc. recorded in Volume 7501, Page 1 of the Official Public Records of Brazos County, Texas;

THENCE N 26° 23' 16" W for a distance of 55.12 feet along the northeast line of said 9.89 acre tract and the southeast line of said 166.20 acre tract to an iron rod set for the southwestern corner of the herein described tract;

THENCE N 42° 31' 22" E across and upon said 166.20 acre tract in a northeasterly direction for a distance of 613.52 feet to an iron rod set;

THENCE N 17° 55' 17" E for a distance of 201.10 feet to a 1/2 inch iron rod/cap set marking the southerly margin of Kyra Lane, a 50 foot wide strip of land for road purposes of the herein described tract;

THENCE continuing N 17° 55' 17" E across said Kyra Lane for a distance of 50.00 feet to an iron rod set in the north line of Kyra Lane, and also being a line corner of the herein described tract;

THENCE S 72° 04' 43" E along the north line of Kyra Lane for a distance of 49.53 feet to an iron rod set;

THENCE N 13° 56' 37" E for a distance of 208.91 feet to an iron rod set;

THENCE continuing across and upon said 166.20 acre tract in a northwesterly direction for the following calls:

1. N 04° 27' 15" W for a distance of 199.65 feet to an iron rod set;
2. N 12° 16' 42" W for a distance of 143.71 feet to an iron rod set;
3. N 24° 08' 37" W for a distance of 59.81 feet to an iron rod set;
4. N 33° 35' 49" W for a distance of 157.70 feet to an iron rod set;
5. N 47° 07' 11" W for a distance of 219.06 feet to an iron rod set;

THENCE N 41° 25' 31" E for a distance of 72.19 feet to an iron rod set;

THENCE N 48° 34' 29" W for a distance of 200.00 feet to an iron rod set for a corner in the southeast line of a called 48.46 acre tract as described by a Deed to John M. Heard recorded in Volume 5967, Page 42 of the Official Public Records of Brazos County, Texas;

THENCE N 41° 25' 32" E along the common line of said 166.20 acre tract and said 48.46 acre tract, at 669.44 feet pass a 4 inch fence post found in an old fence line, continue on for a total distance of 1151.44 feet to an iron rod set marking the north corner of herein described tract, and from which a reference 1/2 inch iron rod found for the east corner of said 48.46 acre tract bears: N 42° 09' 31" E for a distance of 11.69 feet;

THENCE S 47° 39' 13" E across and upon said 166.20 acre tract in a southeasterly direction along the northeast margin of Autumn Lake Drive for a distance of 83.91 feet to an iron rod set for the beginning of a compound curve to the left with the following calls:

1. along said curve to the left, having a radius of 400.00 feet, an arc length of 11.40 feet, a chord bearing S 48° 27' 54" E, 11.40 feet, to an iron rod set for the beginning of next curve to the left;
2. along said next curve to the left, having a radius of 25.00 feet, an arc length of 38.96 feet, a chord bearing N 86° 04' 19" E, 35.14 feet, to an iron rod set for the end of said curve;

THENCE N 41° 25' 31" E along the northwest line of Viva Road for a distance of 23.49 feet to an iron rod set;

THENCE S 48° 34' 29" E across Viva Road for a distance of 80.00 feet to an iron rod set in the southeast line of Viva Road and a corner of the herein described tract;

THENCE in a southwesterly direction along a curve to the left, having a radius of 25.00 feet, an arc length of 45.67 feet, a chord bearing S 10° 54' 21" E, 39.58 feet, to an iron rod set for the end of said curve and beginning of reverse curve;

THENCE in a curve to the right, having a radius of 487.50 feet, an arc length of 114.03 feet, a chord bearing S 56 °32' 07" E, .:13.77 feet, to an iron rod set for the end of said curve marking a northeast corner of the herein described tract and the north corner of the proposed Edgewater Phase I Subdivision within the said 166.20 acre tract;

THENCE S 41° 25' 31" W along the northwest line of said Edgewater Phase I Subdivision for a distance of 972.28 feet to an iron rod set;

THENCE continuing across and upon said 166.20 acre tract in a southeasterly direction along the common line of said Edgewater Phase I Subdivision for the following calls:

1. S 46° 30' 02" E for a distance of 93.39 feet to an iron rod set;
2. S 36° 42' 30" E for a distance of 131.19 feet to an iron rod set;
3. S 29° 17' 51" E for a distance of 135.73 feet to an iron rod set;
4. S 22° 42' 01" E for a distance of 87.35 feet to an iron rod set;
5. S 15° 19' 25" E for a distance of 135.98 feet to an iron rod set;
6. S 05° 18' 57" E for a distance of 438.60 feet to an iron rod set;

THENCE N 85° 03' 22" E along the common line of said Edgewater Phase I Subdivision for a distance of 290.00 feet to an iron rod set;

THENCE N 85° 07' 03" E along the common line of said Edgewater Phase I Subdivision for a distance of 545.00 feet to an iron rod set;

THENCE S 78° 10' 59" E along the common line of said Edgewater Phase I Subdivision for a distance of 52.20 feet to an iron rod set;

THENCE N 85° 07' 03" E along the common line of said Edgewater Phase I Subdivision for a distance of 120.00 feet to an iron rod set for a corner in the herein described tract;

THENCE continuing across and upon said 166.20 acre tract in a southerly direction along the common line of said Edgewater Phase I Subdivision for the following calls:

1. S 04° 52' 57" E for a distance of 161.23 feet to an iron rod set;
2. S 03° 37' 35" E for a distance of 12.93 feet to an iron rod set;
3. S 01° 37' 46" W for a distance of 53.66 feet to an iron rod set;
4. S 02° 51' 19" W for a distance of 100.00 feet to an iron rod set;
5. S 04° 34' 54" E for a distance of 46.63 feet to an iron rod set;
6. S 04° 52' 57" E for a distance of 150.00 feet to an iron rod set;
7. S 02° 58' 52" E for a distance of 50.03 feet to an iron rod set;
8. S 07° 38' 00" W for a distance of 30.73 feet to an iron rod set;
9. S 19° 48' 55" W for a distance of 101.67 feet to an iron rod set;
10. S 50° 18' 43" E for a distance of 83.05 feet to an iron rod set in the northwest line of a called 5.88 acre tract as described by a Deed to Gerald A. Manry recorded in Volume 2289, Page 83 of the Official Public Records of Brazos County, Texas, and for the east corner of the herein described tract;

THENCE S 39° 41' 17" W along the common line of said 166.20 acre tract and said 5.88 acre tract for a distance of 86.25 feet to a 1 inch iron rod found in concrete marking the corner of the remainder of a called 93.50 acre tract described by a Deed to Jerry & Kim Manry, recorded in Volume 4374, Page 340 of the Official Public Records of Brazos County, Texas;

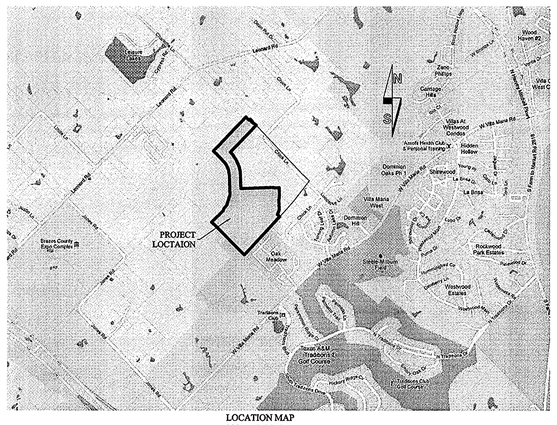
THENCE S 40° 04' 26" W along the common line of said 166.20 acre tract and said remainder of the 93.5 acre tract for a distance of 241.82 feet to a 1/2 inch iron rod found marking the most northerly corner of a called 5.00 acre tract as described by a Deed to St. Lukes United Methodist Church of Bryan recorded in Volume 8593, Page 280 of the Official Public Records of Brazos County, Texas;

THENCE S 40° 04' 12" W along the common line of said 166.20 acre tract and said 5.00 acre tract for a distance of 76.38 feet to a 1/2 inch iron rod found marking the north corner of Oak Meadow Subdivision, Phase 2, according to the Plat recorded in Volume 4759, Page 19 of the Official Public Records of Brazos County, Texas;

THENCE S 40° 01' 31" W along the common line of said 166.20 acre tract and said Oak Meadow Subdivision, Phase 2 and Phase 3, for a distance of 967.63 feet to the POINT OF BEGINNING containing 65.67 acres of land, more or less.

NOTE:

The bearings recited hereon are grid bearings based on The Texas State Plane Coordinate System, NAD83 (2011) datum, Texas Central Zone No. 4203, as derived from GPS observations.



LOCATION MAP
NOT TO SCALE

LOT SIZES	PHASE II PRELIM. PLAN	PHASE I FINAL PLAT
45' LOTS	3	120
50' LOTS	124	29
55' LOTS	37	16
70' LOTS	34	1
TOTAL # OF LOTS	198	166

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	2/24/2014	BTW

PROJECT NUMBER: EW01
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 65.67 ACRES
TOTAL BLOCKS: 16
TOTAL LOTS: 198
TOTAL TRACTS: 3

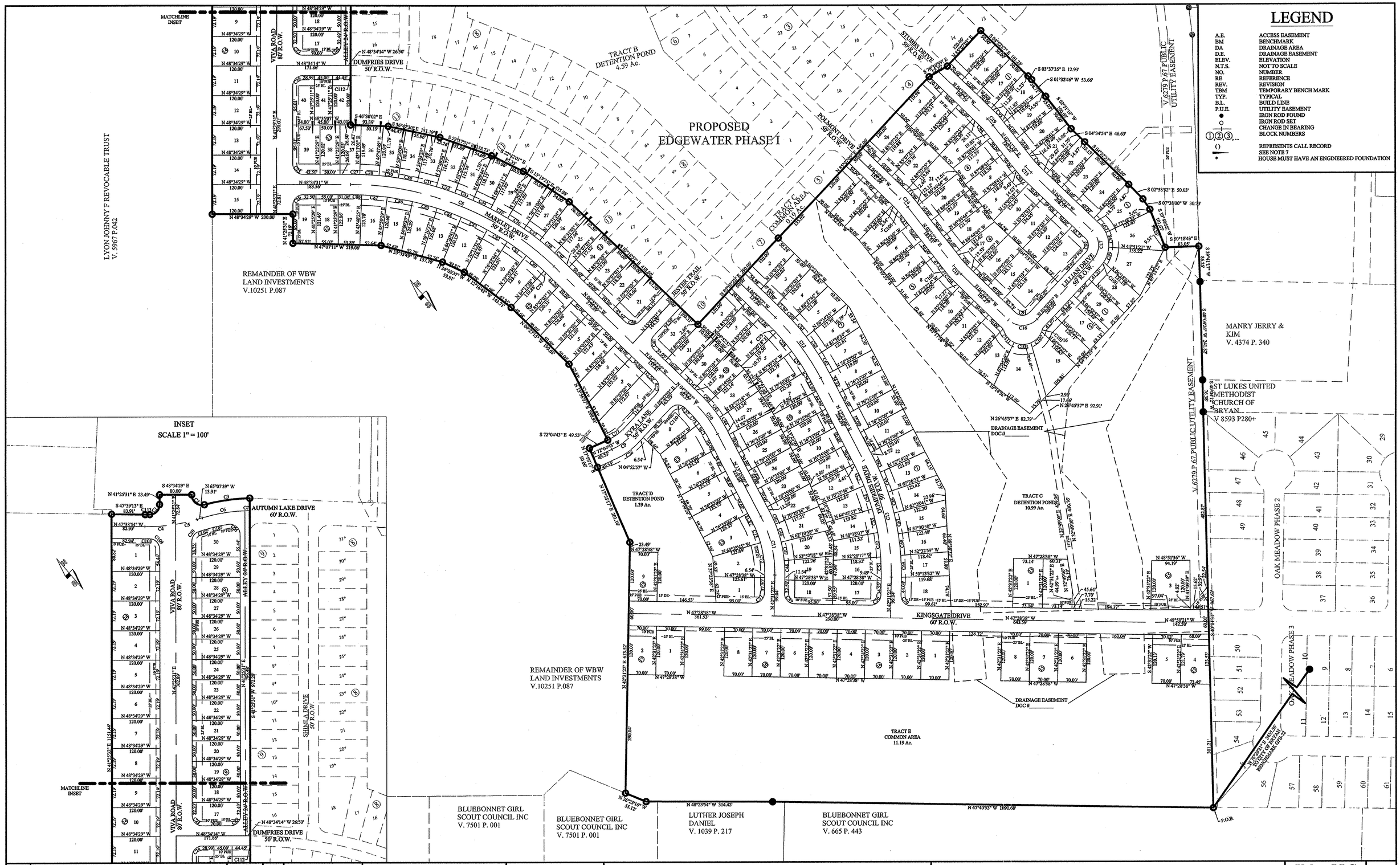
BENCHMARK
CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

PRELIMINARY PLAN
EDGEWATER PHASE II
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

LOTS AND BLOCKS
LOTS 15-29, BLOCK 1
LOTS 3-24, BLOCK 4
LOTS 2-17, BLOCK 5
LOTS 2-18, BLOCK 7
LOTS 17-30, BLOCK 9
LOTS 2-32, BLOCK 10
LOTS 21-42, BLOCK 11
LOTS 1-19, BLOCK 12
LOTS 1-9, BLOCK 13
LOTS 1-15, BLOCK 14
LOTS 1-8, BLOCK 15
LOTS 1-8, BLOCK 16
LOTS 1-2, BLOCK 17

OWNER INFO
WBW DEVELOPMENT LTD.
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	2/24/2014	BTW

PROJECT NUMBER: EW01
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN
AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 65.67 ACRES
TOTAL BLOCKS: 16
TOTAL LOTS: 198
TOTAL TRACTS: 3

GRAPHIC SCALE
0 100' 200' 300'
0 1" 2" 3"
IN FEET

BENCHMARK

CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

PRELIMINARY PLAN
EDGEWATER PHASE II
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
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PH (254) 953-5353
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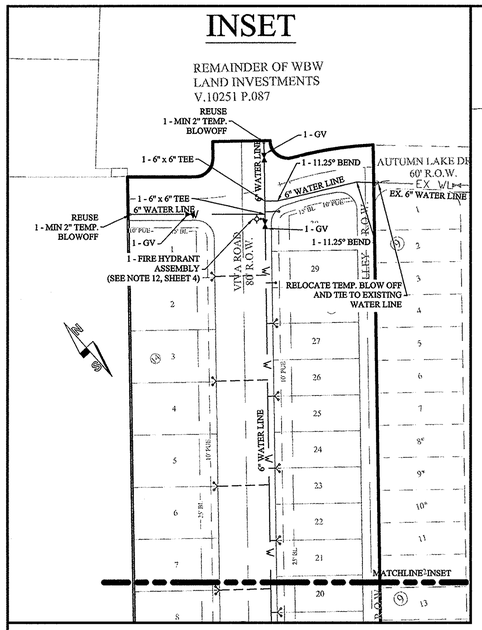
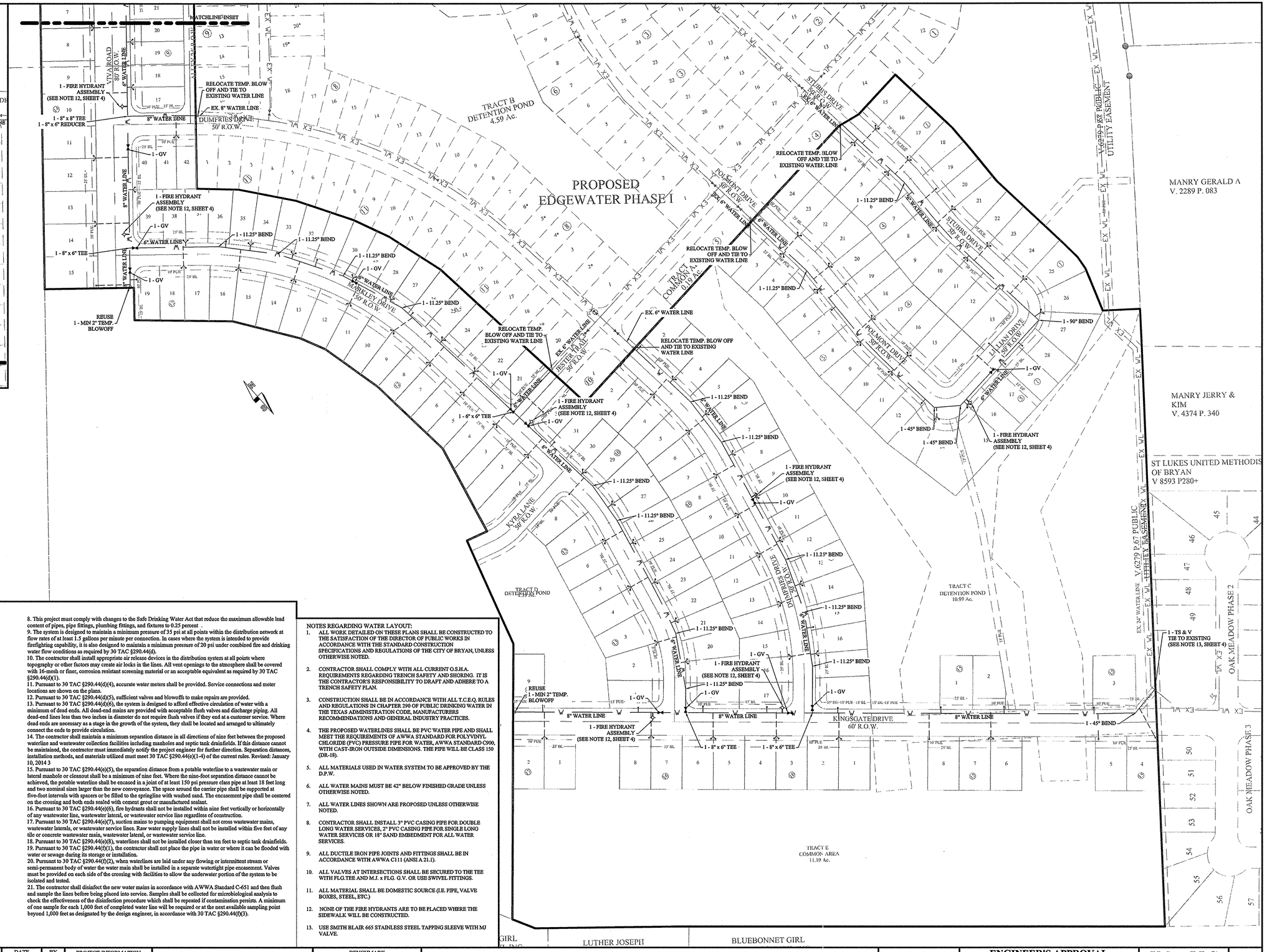




TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems.
2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(b)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
7. The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (LD\sqrt{P})/148{,}000$$

Where:
- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

Revised: January 10, 2014

The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = (SD\sqrt{P})/148{,}000$$

Where:
- Q = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

8. This project must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent .
9. The system is designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. In cases where the system is intended to provide firefighting capability, it is also designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
10. The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations are shown on the plans.
12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs are provided.
13. Pursuant to 30 TAC §290.44(d)(6), the system is designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains are provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter do not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1-4) of the current rules. Revised: January 10, 2014 3
15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.
17. Pursuant to 30 TAC §290.44(e)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

NOTES REGARDING WATER LAYOUT:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AND REGULATIONS OF THE CITY OF BRYAN, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DRAFT AND ADHERE TO A TRENCH SAFETY PLAN.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL T.C.E.Q. RULES AND REGULATIONS IN CHAPTER 290 OF PUBLIC DRINKING WATER IN THE TEXAS ADMINISTRATION CODE, MANUFACTURERS RECOMMENDATIONS AND GENERAL INDUSTRY PRACTICES.
4. THE PROPOSED WATERLINES SHALL BE PVC WATER PIPE AND SHALL MEET THE REQUIREMENTS OF AWWA STANDARD FOR POLYVINYL CHLORIDE (PVC) PRESSURE PIPE FOR WATER, AWWA STANDARD C900, WITH CAST-IRON OUTSIDE DIMENSIONS. THE PIPE WILL BE CLASS 150 (DR-18).
5. ALL MATERIALS USED IN WATER SYSTEM TO BE APPROVED BY THE D.P.W.
6. ALL WATER MAINS MUST BE 42" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
7. ALL WATER LINES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL INSTALL 3" PVC CASING PIPE FOR DOUBLE LONG WATER SERVICES, 2" PVC CASING PIPE FOR SINGLE LONG WATER SERVICES OR 18" SAND EMBEDMENT FOR ALL WATER SERVICES.
9. ALL DUCTILE IRON PIPE JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C111 (ANSI A 21.1).
10. ALL VALVES AT INTERSECTIONS SHALL BE SECURED TO THE TEE WITH FLG.TEE AND M.J. x FLG. G.V. OR USE SWIVEL FITTINGS.
11. ALL MATERIAL SHALL BE DOMESTIC SOURCE (I.E. PIPE, VALVE BOXES, STEEL, ETC.)
12. NONE OF THE FIRE HYDRANTS ARE TO BE PLACED WHERE THE SIDEWALK WILL BE CONSTRUCTED.
13. USE SMITH BLAIR 665 STAINLESS STEEL TAPPING SLEEVE WITH MJ VALVE.

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	2/24/2014	EU

PROJECT NUMBER: EW02	CLIENT NAME: W & B DEVELOPMENT
	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN	
AUTHORIZED BY: WBW	

PROJECT INFORMATION
TOTAL SIZE: 65.67 ACRES
TOTAL BLOCKS: 16
TOTAL LOTS: 198
TOTAL TRACTS: 3

GRAPHIC SCALE
0 100' 200' 300'
IN FEET

BENCHMARK
CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

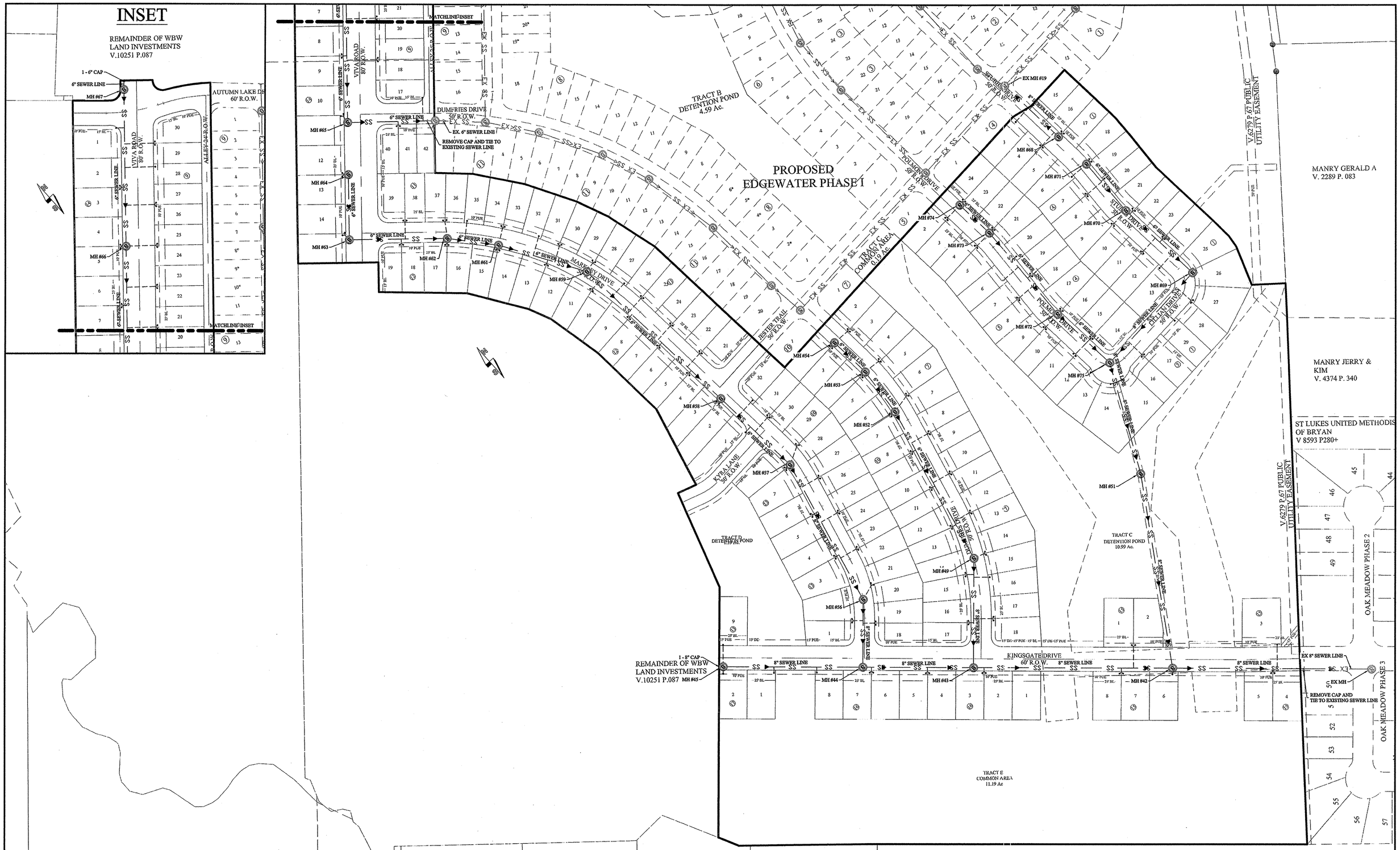
SCHEMATIC WATER LAYOUT
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GARRETT D. NORDYKE, P.E. 100345 ON 3/18/2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered Engineering Firm F-10264
Texas Registered Surveying Firm 10194095

PRINTED ON March 18, 2015



REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	2/24/2014	EU

PROJECT NUMBER: BW02	CLIENT NAME: W & B DEVELOPMENT
	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN	
AUTHORIZED BY: WBW	

PRINTED ON March 10, 2015

PROJECT INFORMATION

TOTAL SIZE: 65.67 ACRES
TOTAL BLOCKS: 16
TOTAL LOTS: 198
TOTAL TRACTS: 3

GRAPHIC SCALE
0 100' 200' 300'
IN FEET

BENCHMARK

CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

SCHEMATIC SEWER LAYOUT
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

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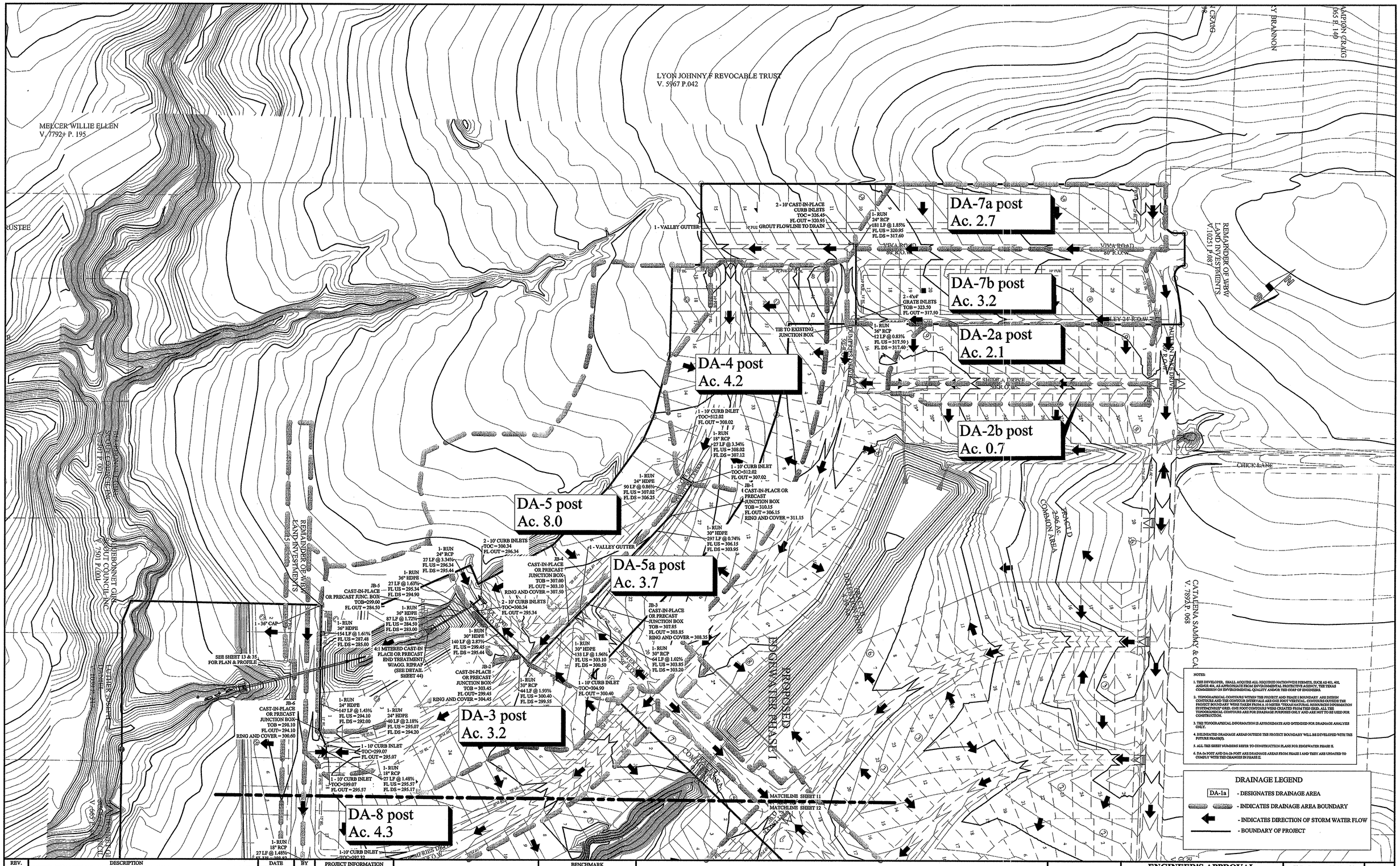

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	2/24/2014	EU

PRINTED ON March 10, 2015

PROJECT NUMBER: EW02
CLIENT NAME: W & B DEVELOPMENT
CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN
AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 65.67 ACRES
TOTAL BLOCKS: 16
TOTAL LOTS: 198
TOTAL TRACTS: 3

GRAPHIC SCALE
0 100' 200' 300'
IN FEET

BENCHMARK
CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

SCHEMATIC POST-DRAINAGE STRUCTURES
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

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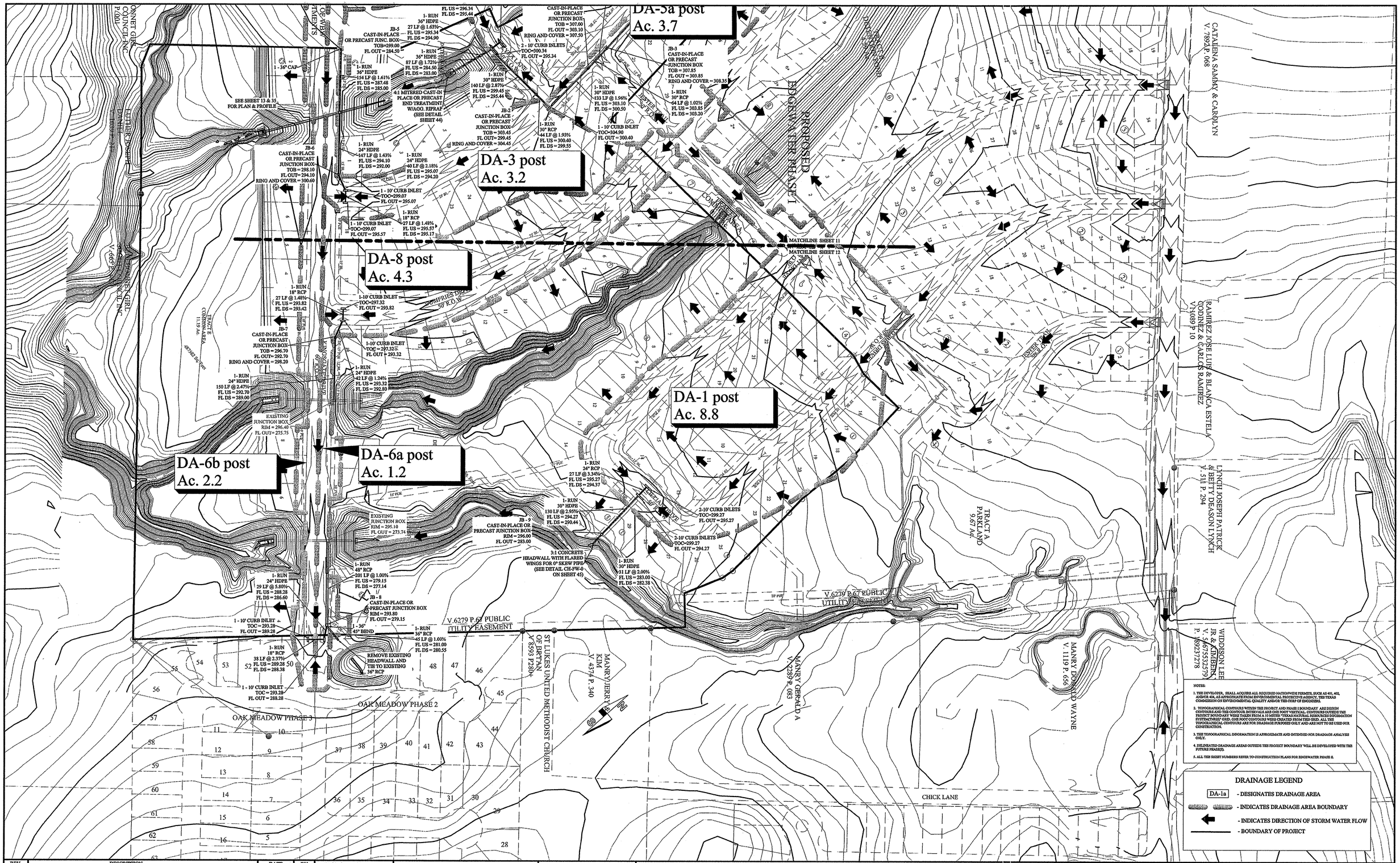

NOTES:

1. THE DEVELOPER, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 403, AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.

2. TOPOGRAPHICAL CONTOURS WITHIN THE PROJECT AND PHASE I BOUNDARY ARE DESIGN CONTOURS AND THE CONTOUR INTERVALS ARE ONE FOOT VERTICAL. CONTOURS OUTSIDE THE PROJECT BOUNDARY WERE TAKEN FROM A 10 METER "TEXAS NATURAL RESOURCES INFORMATION SYSTEM(TNRIS). ONE FOOT CONTOURS WERE CREATED FROM THIS GRID. ALL THE TOPOGRAPHICAL CONTOURS ARE FOR DRAINAGE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

3. THE TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND INTENDED FOR DRAINAGE ANALYSIS ONLY.

4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASE(S).

5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	2/24/2014	EU

PROJECT NUMBER: EW02	CLIENT NAME: W & B DEVELOPMENT
APPROVED BY: GDN	CLIENT LOCATION: KILLEEN, TX
AUTHORIZED BY: WBW	

PROJECT INFORMATION

TOTAL SIZE: 65.67 ACRES
TOTAL BLOCKS: 16
TOTAL LOTS: 198
TOTAL TRACTS: 3

GRAPHIC SCALE

0 100' 200' 300'

IN FEET

BENCHMARK

CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

SCHEMATIC POST-DRAINAGE STRUCTURES 2
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

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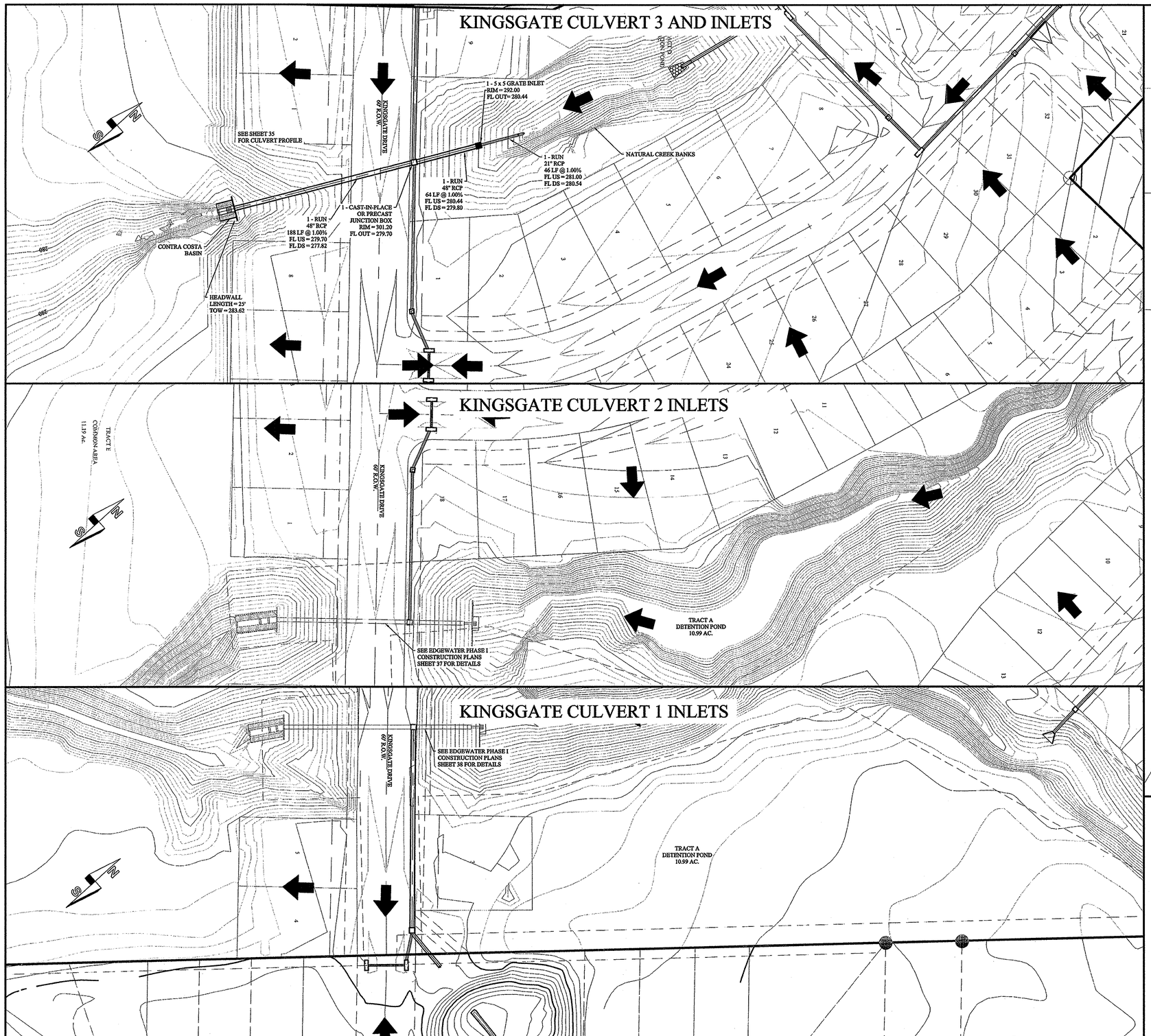
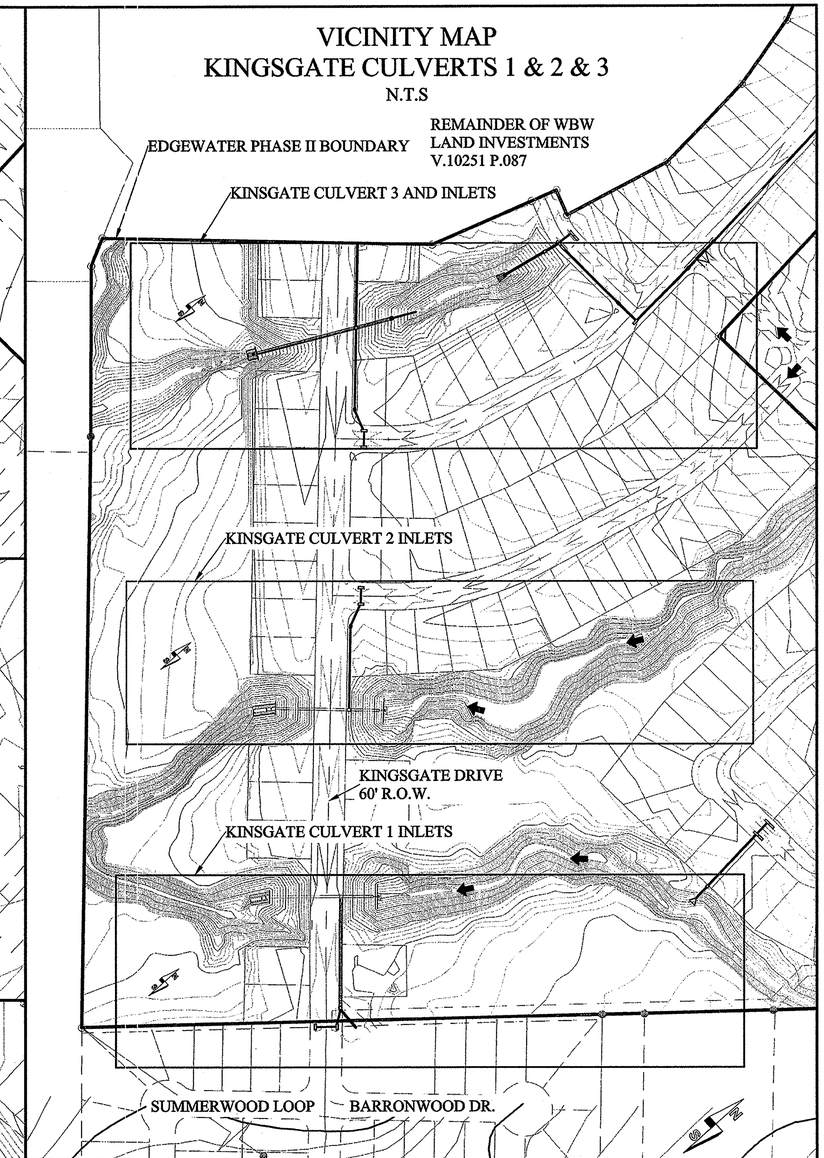
PRINTED ON March 10, 2015



VICINITY MAP
KINGSGATE CULVERTS 1 & 2 & 3
N.T.S



NOTES:

1. THE DEVELOPER, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402, AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE CORP OF ENGINEERS.

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4. DELINEATED DRAINAGE AREAS OUTSIDE THE PROJECT BOUNDARY WILL BE DEVELOPED WITH THE FUTURE PHASE(S).

5. ALL THE SHEET NUMBERS REFER TO CONSTRUCTION PLANS FOR EDGEWATER PHASE II.

DRAINAGE LEGEND

DA-1a	- DESIGNATES DRAINAGE AREA
	- INDICATES DRAINAGE AREA BOUNDARY
	- INDICATES DIRECTION OF STORM WATER FLOW
	- BOUNDARY OF PROJECT

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	2/24/2014	EU

PROJECT NUMBER: EW02	CLIENT NAME: W & B DEVELOPMENT
	CLIENT LOCATION: KILLEEN, TX
APPROVED BY: GDN	
AUTHORIZED BY: WBW	

PROJECT INFORMATION

TOTAL SIZE: 65.67 ACRES
TOTAL BLOCKS: 16
TOTAL LOTS: 198
TOTAL TRACTS: 3

GRAPHIC SCALE

0 50' 100' 150'

IN FEET

BENCHMARK

CITY OF BRYAN GPS-72
ELE: 281.76
N:10212121.122
E:3536404.605

SCHEMATIC KINGSGATE CULVERT 1 & 2 & 3
EDGEWATER PHASE II
BRYAN , BRAZOS COUNTY, TEXAS

ENGINEER'S APPROVAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GARRETT D. NORDYKE, P.E. 100345 ON 3/10/15. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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